

152.0

0006

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
783,100 / 783,100
783,100 / 783,100
783,100 / 783,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		HAWTHORNE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HOGREFE ALEXANDER L & KIMBERLY	
Owner 2:	
Owner 3:	
Street 1: 7 HAWTHORNE AVE	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER	
Owner 1: GANNON THOMAS /CATHERINE -	
Owner 2: TRUSTEES/GANNON HAWTHORNE TR -	
Street 1: 7 HAWTHORNE AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 2028 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:			Exempt			
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5096	Sq. Ft.	Site			0	80.	1.12	9									458,306						458,300	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
101	5096.000	324,800		458,300	783,100					100713	
Total Card	0.117	324,800		458,300	783,100		Entered Lot Size			GIS Ref	
Total Parcel	0.117	324,800		458,300	783,100		Total Land:			GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	386.14	/Parcel:	386.14	Land Unit Type:			Insp Date	

PREVIOUS ASSESSMENT							Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,800	0	5,096.	458,300	783,100		Year end	12/23/2021
2021	101	FV	315,000	0	5,096.	458,300	773,300		Year End Roll	12/10/2020
2020	101	FV	315,000	0	5,096.	458,300	773,300		Year End Roll	12/18/2019
2019	101	FV	245,800	0	5,096.	429,700	675,500	675,500	Year End Roll	1/3/2019
2018	101	FV	239,600	0	5,096.	355,200	594,800	594,800	Year End Roll	12/20/2017
2017	101	FV	239,600	0	5,096.	326,500	566,100	566,100	Year End Roll	1/3/2017
2016	101	FV	239,600	0	5,096.	297,900	537,500	537,500	Year End	1/4/2016
2015	101	FV	233,700	0	5,096.	292,200	525,900	525,900	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
GANNON THOMAS /	70566-260		1/29/2018		750,000	No	No			
GANNON THOMAS F	49930-453		8/13/2007	Family		1	No	No		
	12419-371		4/25/1973		33,750	No	No	N		

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment			Date	Result	By	Name							
1/31/2019	149	Insulate	7,000	C							4/17/2019	SQ Returned	JO	Jenny O							
5/4/2018	552	Re-Roof	10,895	C							4/30/2018	MEAS&NOTICE	BS	Barbara S							
8/17/1981	368	Dormers	9,000	C							3/11/2009	Inspected	163	PATRIOT							
											1/15/2009	Measured	372	PATRIOT							
											1/19/2000	Inspected	264	PATRIOT							
											11/19/1999	Measured	270	PATRIOT							
											3/1/1989		PM	Peter M							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH											
Type: 6 - Colonial	2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:																
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:																
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:														
GENERAL INFORMATION				OTHER FEATURES	RESIDENTIAL GRID																		
Grade: C - Average	Year Blt: 1930	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits:	Rating:	1st Res Grid	Desc: Line 1	# Units 1	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Lump Sum Adj:	Const Mod:	Location:	Jurisdct:	Fpl: 1	Rating: Average	WSFlue:	Rating:	Other															
				Condo Information	Total Units:	Floor:	% Own:	Upper	Lvl 2	Lvl 1	Totals	RMs: 8	BRs: 4	Baths: 2	HB								
				DEPRECIATION	Exterior:	Interior:	RES BREAKDOWN																
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: 1 - Drywall	30 %	Additions:	No Unit	RMS	BRS	FL	1	8	4	M											
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Total: 26.4 %	Kitchen: 2007																			
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Baths:																			
Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	Plumbing:																			
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Electric:	Override:	Special:	Grade:	Adj \$ / SQ: 151.747	Other Features: 89500	Const Adj.: 0.99960202	Adj \$ / SQ: 130.00	Size Adj.: 1.16775143	Rate	Parcel ID	Typ	Date	Sale Price						
% Com Wal	% Sprinkled	Depreciated Total: 324830	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val																
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:	SPEC FEATURES/YARD ITEMS														
PARCEL ID 152.0-0006-0001.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:	Total Special Features:	Total:																				
IMAGE AssessPro Patriot Properties, Inc 																							